



March 2, 2006

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman Sprague
Invocation Deanne Hall
Pledge of Allegiance Tony Atkins
Quorum Chairman Sprague
Quorum present with 80% of members present.
Approval of Minutes for February 16, 2006 Chairman Sprague
Tony Atkins moved to approve the minutes of February 16, 2006. Dean Thompson seconded.
Motion carried 4-0.
Reading of the Agenda Director Browning
Approval of the Agenda Chairman Sprague
Deanne Hall moved to approve the Agenda as presented. Tony Atkins seconded. Motion carried 4-0.

Old Business

Preliminary Plat Staff

- 1. Amberly Section II, Riverwood Parkway, Zoned PUD, 82 units, 16.06 acres, Commission District 3.**
Dean Thompson made the motion to table the preliminary plat for Amberly Section II until the March 16, 2006 planning commission meeting. Deanne Hall seconded. Motion carried 4-0.
- 2. Rhodes Farm Phase I, Evans-to-Locks Road, Zoned R-2 RCO, 69 lots, 55.80 acres, Commission District 1.**
Deanne Hall made the motion to approve the preliminary plat for Rhodes Farm Phase I and to include all departmental comments and to allow five foot planters, five foot sidewalks, and a ten foot utility easement. Tony Atkins seconded. Motion carried 3-1 (Sprague).
- 3. Dunwoody Place, Cobham Road, Zoned R-A, 22 lots, 55.1 acres, Commission District 4.**
Tony Atkins made the motion to approve the preliminary plat for Dunwoody Place and to include all departmental comments. Tom Sprague seconded. Motion carried 4-0.
- 4. Townhomes at Willow Lake, Fury's Ferry Road, Zoned PUD, 59 units, 10.8 acres, Commission District 1.**
Dean Thompson made the motion to approve the preliminary plat for Town Homes at Willow Lake and to include all departmental comments. Tony Atkins seconded. Motion carried 4-0.
- 5. Burks Mountain Road, Preliminary and Final Plat, Right-of-way dedication, Zoned R-A, M-2, and S-1, Commission District 3.**
Tony Atkins made the motion to table the preliminary plat and final plat for Burks Mountain Road until the March 16, 2006 planning commission meeting. Tom Sprague seconded. Motion carried 4-0.



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New Business

Final Plat..... Staff

6. **Scott Badgely**, Halali Farm Road, Zoned R-1, 3 lots, 8.48 acres, *Commission District 1*.

Tony Atkins made the motion to approve the final plat for Scott Badgely and to include all departmental comments. Tom Sprague seconded. Motion carried 4-0.

Preliminary Plat..... Staff

7. **Neil Brown Road**, Preliminary and Final Plat, Intersection of Harlem-Grovetown and Louisville Roads, Right-of-Way Dedication, Zoned R-A, *Commission District 4*.

8. **Grant Road**, Preliminary and Final Plat, off of Louisville Road, Right-of-Way Dedication, Zoned R-A, *Commission District 4*.

Deanne Hall made the motion to approve the preliminary plat for Neil Brown Road and Grant Road and to include all departmental comments. Tony Atkins seconded. Motion carried 4-0.

Rezoning..... Staff

9. **RZ 06-03-01**, Rezone Tax Map 072B Parcel 057 and Tax Map 072B Parcel 049H, 9.15 acres located at 4518 Hereford Farm Road to apply the Residential Cluster Overlay to the R-2 zoning. *Commission District 3*.

Tony Atkins made the motion to table RZ06-03-01 until the March 16, 2006 planning commission meeting. Public hearing remains open. Tom Sprague seconded. Motion carried 4-0.

10. **RZ 06-03-02**, Rezone Tax Map 073A Parcel 179, 0.56 acres located at 221 South Belair Road from R-2 to P-1 with a conditional use for a residence. *Commission District 3*.

Tony Atkins made the motion to approve RZ06-03-02 and to include all departmental comments and close the public hearing. Deanne Hall seconded. Motion carried 4-0.

11. **RZ 06-03-03**, Rezone Tax Map 082A Parcel 075, 0.35 acres located at 413 Vaughn Road from R-3 to C-2. *Commission District 1*

Dean Thompson made the motion to approve RZ06-03-03 and to include all departmental comments and close the public hearing. Tom Sprague seconded. Motion carried 4-0.

12. **RZ 06-03-04**, a county initiated rezoning of Tax Map 082E Parcel 002 from R-3 to C-2 and Tax Map 082E Parcel 003 from C-1 to C-2 located on Old Petersburg Road; and Tax Map 082E Parcel 001 located at 193 Baston Road from C-1 to C-2. *Commission District 2*.

Tony Atkins made the motion to approve RZ06-03-04 and to include all departmental comments and close the public hearing. Tom Sprague seconded. Motion carried 4-0.

Variation Staff

Staff Comments Staff

The April 6, 2006 Planning Commission Meeting is scheduled during the week of the Master's Golf Tournament. Staff would like to know if the Commission would like to move this meeting to March 30, 2006 which would follow the March 16, 2006 planning commission meeting.

Tony Atkins made the motion to approve changing the April 6, 2006 planning commission meeting date to March 30, 2006. Tom Sprague seconded. Motion carried 4-0.



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COLUMBIA COUNTY PLANNING COMMISSION

Public Comments.....Chairman Sprague

AdjournChairman Sprague

The Meeting Adjourned at 7:50 p.m.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: March 2006

Board/Commission	Date	Time	Location
Planning Commission	March 2, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	March 7, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	March 16, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	March 21, 2006	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	March 27, 2006	3:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, March 21, 2006** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, March 17, 2006 to place their name on the agenda for presentation.